129.0	0002	0001.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,115,500 /	1,115,500
					USE VALUE:	1,115,500 /	1,115,500
					ASSESSED:	1,115,500 /	1,115,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
35		ACADEMY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KNOBLOCH KEVIN T & NICOLE K
Owner 2:	
Owner 3:	
Street 1:	35 ACADEMY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	KNOBLOCH KEVIN T & NICOLE K -
Owner 2:	-
Street 1:	35 ACADEMY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,721 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1883, having primarily Wood Shingle Exterior and 2892 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 7 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7721.000	527,800	1,200	586,500	1,115,500
Total Card	0.177	527,800	1,200	586,500	1,115,500
Total Parcel	0.177	527,800	1,200	586,500	1,115,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 385.69 | /Parcel: 385.6

Legal Description

User Acct 83670

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date 05/11/18

!10132!

PREVIOUS ASSESSMENT

Parcel ID 129.0-0002-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	527,800	1200	7,721.	586,500	1,115,500	1,115,500	Year End Roll	12/18/2019
2019	101	FV	392,800	1200	7,721.	619,000	1,013,000	1,013,000	Year End Roll	1/3/2019
2018	101	FV	392,100	0	7,721.	456,100	848,200	848,200	Year End Roll	12/20/2017
2017	101	FV	392,100	0	7,721.	436,600	828,700	828,700	Year End Roll	1/3/2017
2016	101	FV	392,100	0	7,721.	404,000	796,100	796,100	Year End	1/4/2016
2015	101	FV	370,500	0	7,721.	338,800	709,300	709,300	Year End Roll	12/11/2014
2014	101	FV	370,500	0	7,721.	331,000	701,500	701,500	Year End Roll	12/16/2013
2013	101	FV	370,500	0	7,721.	315,400	685,900	685,900		12/13/2012

PRINT

Date	Time
12/11/20	00:28:49

LAST REV

Date	Time
06/14/18	09:42:01

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10132

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KNOBLOCH KEVIN	57191-150		7/26/2011	Convenience	100	No	No		
KNOBLOCH KEVIN	57156-572		7/18/2011	Convenience	100	No	No		
KNOBLOCH KEVIN/	54297-325		2/16/2010	Estate/Div	100	No	No		
DONOVAN FRANCIS	24496-545		4/29/1994		364,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/2/2011	817	Porch	7,000					REBUILD ROTTEN SID
8/22/1994	434		50,000					ADD TO KITCHEN-BAT

ACTIVITY INFORMATION

Date	Result	By	Name
5/11/2018	MEAS&NOTICE	HS	Hanne S
2/12/2009	Meas/Inspect	372	PATRIOT
11/17/1999	Mailer Sent		
11/1/1999	Measured	256	PATRIOT
7/31/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	83670
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7721		Sq. Ft.	Site		0	90.	0.84	10									586,466						586,500	

Total AC/HA: 0.17725 | Total SF/SM: 7721 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 586,466 | Spl Credit | Total: 586,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	2 - Clapboard	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1883	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.01303911
Const Adj.:	0.99989998
Adj $ / SQ:	131.682
Other Features:	109014
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	648393
Depreciation:	120601
Depreciated Total:	527792

COMMENTS

sink in bsmt.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	7	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	7	
Totals			
1	10	7	

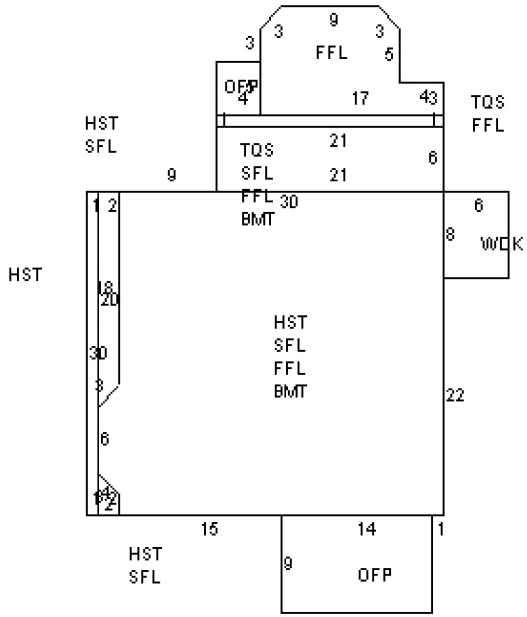
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	159.34
Special Features:	0	Val/Su Net:	127.86
Final Total:	527800	Val/Su SzAd	182.49

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,201	131.680	158,150
SFL	Second Floor	1,086	131.680	143,007
BMT	Basement	1,042	39.500	41,164
HST	Half Story	495	131.680	65,183
OFP	Open Porch	146	27.800	4,059
TQS	3/4 Story	110	131.680	14,518
WDK	Deck	48	16.000	768

Net Sketched Area:	4,128			Total:	426,849
Size Ad	2892.25	Gross Are	4660	FinArea	2892

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

129.0-0002-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	20x20	A	AV	2010	3.19	T	7.2	101			1,200			1,200

More:	N	Total Yard Items:	1,200	Total Special Featues:		Total:	1,200